

General Information
Parcel Number
89-09-26-000-404.000-004
Local Parcel Number
30-26-000-404.000-03

Ownership
WALTHER, DALE A & BEVERLY J TI
2989 WILLOW GROVE RD
CENTERVILLE, IN 47330

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transfer dates from 11/01/2013 and 01/01/1900.

Notes
1/11/2023 Misc: 2023 GENERAL REVALUATION

Tax ID:
003-01119-02
Routing Number

Legal
PT SE SEC 26-16-13 37.34A

Property Class 100
Vacant Land



Agricultural

Year: 2025

Location Information

County: WAYNE
Township: CENTER TOWNSHIP
District 004 (Local 003)
School Corp 8360
Neighborhood 934008-003
Section/Plat: 3026000
Location Address (1): WENDEL RD, CENTERVILLE, IN 47330

Valuation Records (Work In Progress values are not certified values and are subject to change)

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3).

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (37.34), Actual Frontage (0), Developer Discount, Parcel Acreage (37.34), 81 Legal Drain NV (0.00), 82 Public Roads NV (1.52), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (35.82), Farmland Value (\$70,680), Measured Acreage (35.82), Avg Farmland Value/Acre (1973), Value of Farmland (\$70,670), Classified Total (\$0), Farm / Classified Value (\$70,700), Homesite(s) Value (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$0), CAP 2 Value (\$70,700), CAP 3 Value (\$0), Total Value (\$70,700).

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard

Public Utilities
Electricity

Streets or Roads
Paved

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025
Review Group 2027

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 100', CI 100' X 100')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, Value. Rows show land data for various parcels.

Data Source External Only Collector 10/14/2022 rc Appraiser 01/11/2023 Nexus

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 100', CI 100' X 100')														
Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
5	A	TR	0	0.470000	1.28	\$2,390	\$3,059	\$1,438	-60%	1.0000	0.00	100.00	0.00	\$580
6	A	MNC	0	0.410000	0.81	\$2,390	\$1,936	\$794	-80%	1.0000	0.00	100.00	0.00	\$160
6	A	SH	0	1.720000	1.11	\$2,390	\$2,653	\$4,563	-80%	1.0000	0.00	100.00	0.00	\$910
82	A		0	1.520000	1.00	\$2,390	\$2,390	\$3,633	-100%	1.0000	0.00	100.00	0.00	\$00